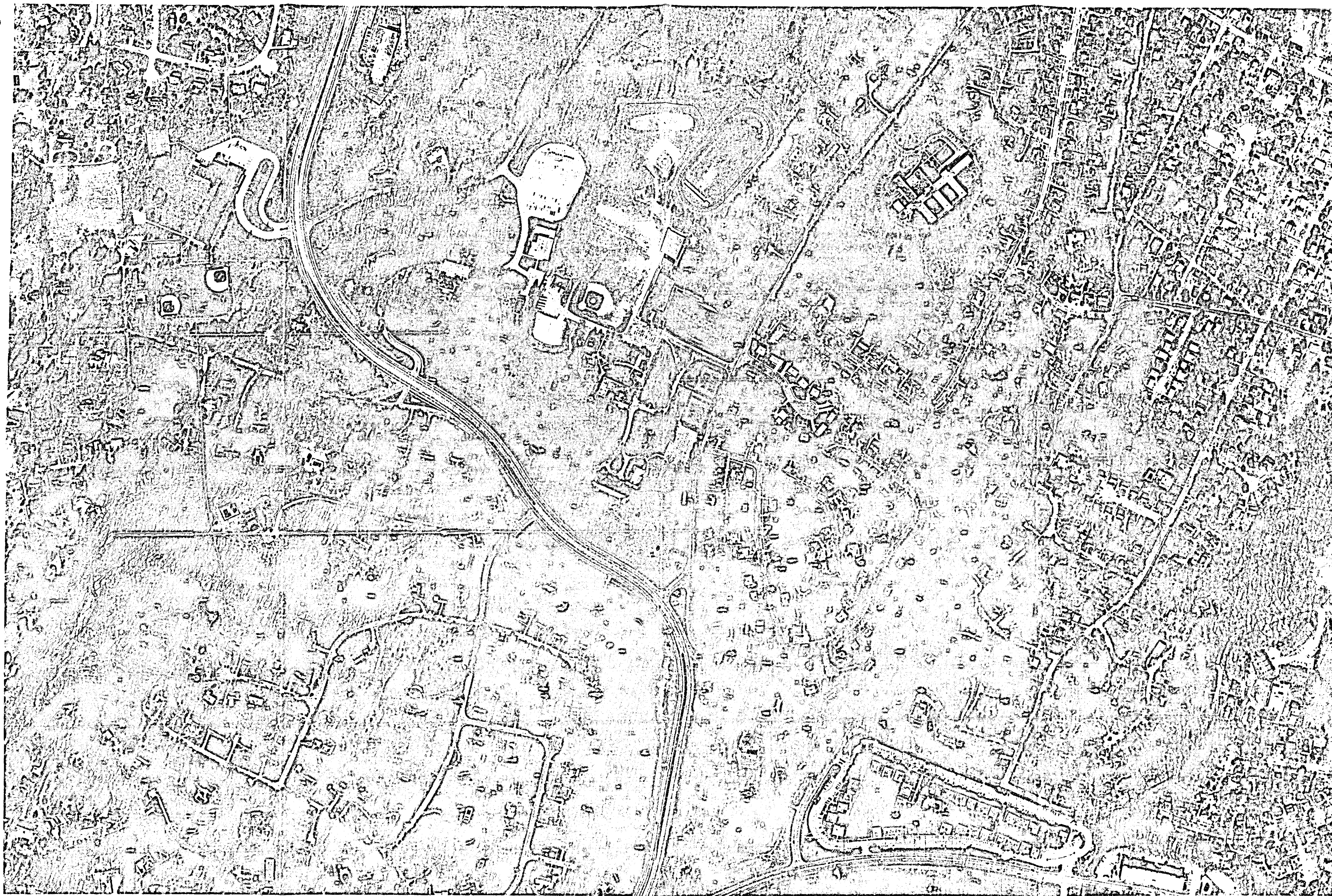


94-390-A

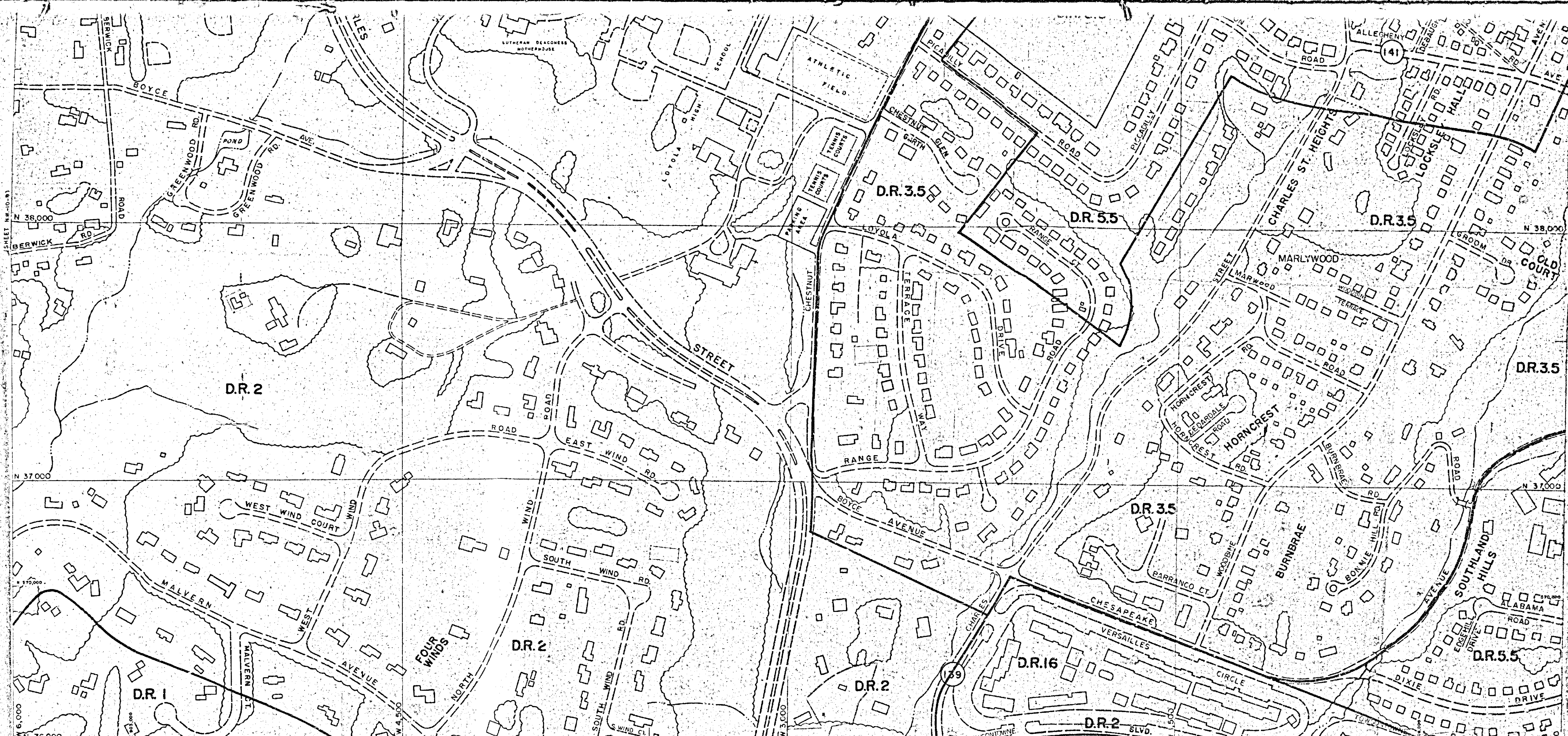


383
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1936	TOWSON	N.W. 10-A

94



O-NE N-NW
S-SE R-SW

1983 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1983
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 823-92, 824-92, 825-92, 826-92, 827-92, 828-92, 829-92

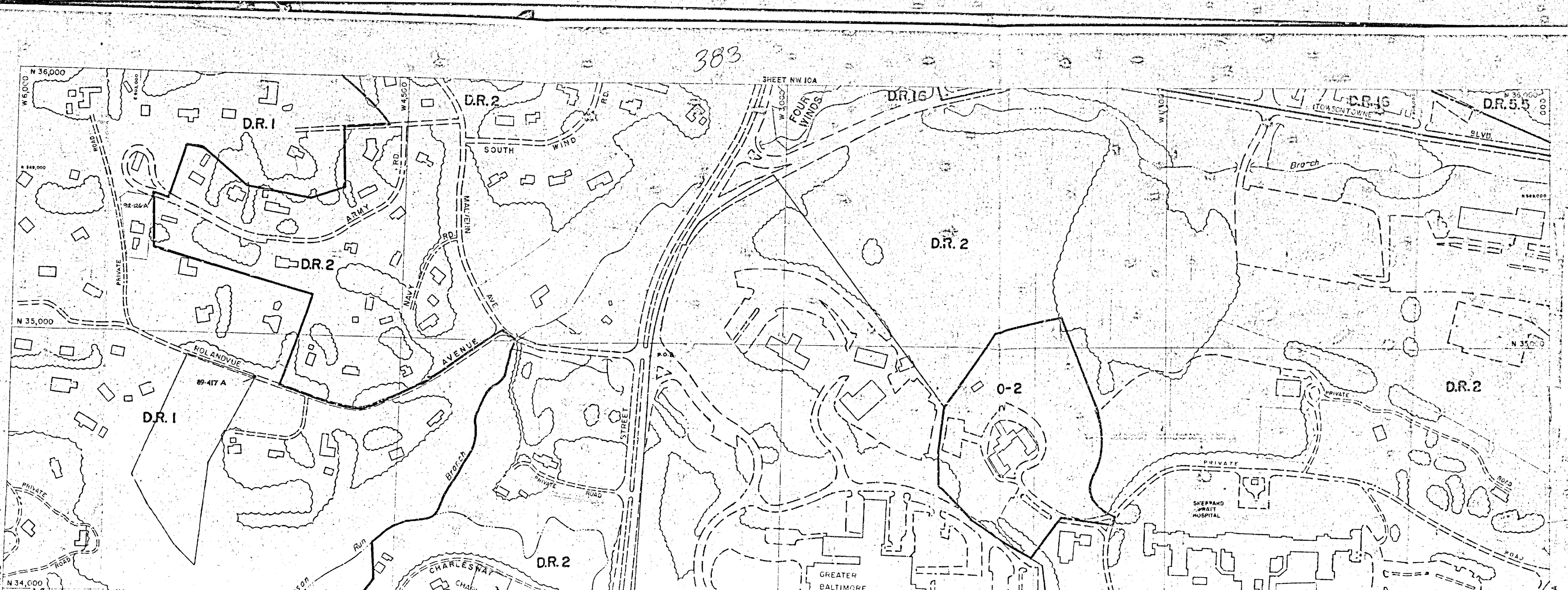
SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
TOWSON

SHEET
NW
10-A

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

383

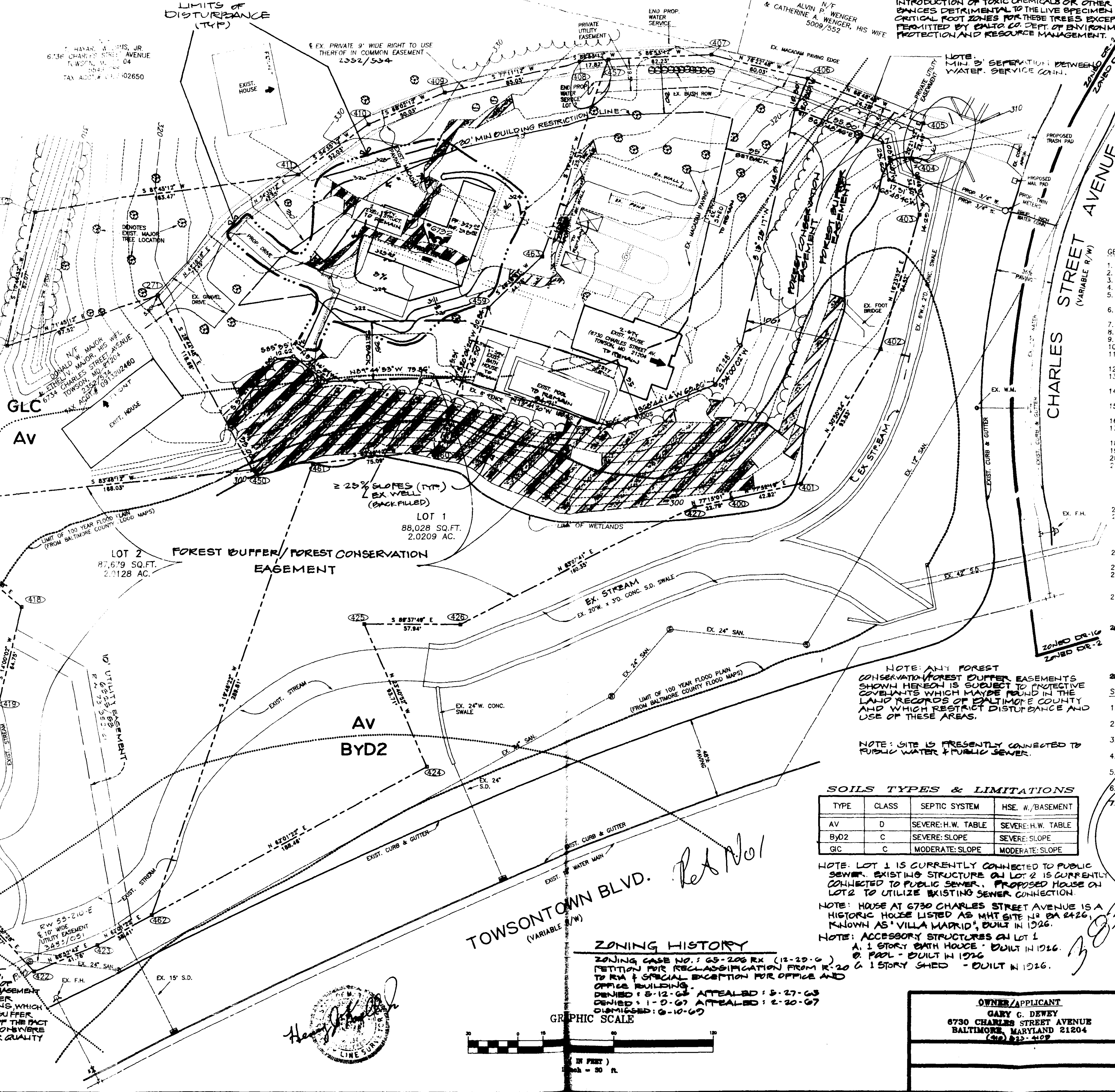


383

NO.	NORTH	EAST
1	36159.3323	-2936.8584
2	36037.8943	-2589.4375
3	36047.1350	-2647.6220
4	36127.6934	-2499.5074
5	36209.1736	-2475.6177
6	36242.8699	-2480.9069
7	36263.9572	-2473.0807
8	36290.8040	-2542.3417
9	36304.9409	-2600.6875
10	36300.5936	-2680.6148
11	36281.7320	-2763.5451
12	36263.0207	-2809.9426
13	36232.8711	-2852.3463
14	36209.4234	-3014.1283
15	36037.0473	-3046.8150
16	36000.4048	-3054.6040
17	35971.3519	-3020.5489
18	35908.5286	-3035.7131
19	35917.3574	-3067.5296
20	35795.5614	-3054.2338
21	35752.1084	-3013.7131
22	35768.5084	-2975.3641
23	35874.9372	-275.0087
24	35960.7592	-2812.6482
25	35960.3853	-2754.7065
26	36032.8636	-2611.6704
27	36128.7987	-3029.4737
28	36055.2814	-2879.7920
29	36301.5614	-2662.8212
30	36152.7145	-2737.5905
31	36067.4007	-2768.7639
32	36059.2524	-2843.4055
33	35786.5257	-2941.4401
34	36183.6414	-2705.2114

SETBACK REQUIREMENTS:
FROM FRONT BUILDING FACE TO:
PUBLIC STREET R/W, OR
PROPERTY LINE 25'
ARTERIAL OR COLLECTOR
FROM SIDE BUILDING FACE TO:
SIDE BUILDING FACE 50'
PUBLIC STREET R/W 25'
PARKING AREA R/W 30'
TRACT BOUNDARY 25'
FROM REAR BUILDING FACE TO:
REAR TRAIL LINE 20'
PUBLIC STREET R/W 20'

CHARLES STREET
(VARIABLE R/W)



FOREST BUFFER VARIANCE NOTE:
"A VARIANCE HAS BEEN GRANTED ON DEC. 3, 1999, BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS WHICH BECAME EFFECTIVE JAN. 1, 1991. THE FOREST BUFFER EASEMENT SHOWN HEREON IS REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED CONSIDERING THE PLACED ON THE VARIANCE TO REDUCE WATER QUALITY IMPACTS."

ZONING HISTORY

ZONING CASE NO.: 65-206 RX (12-29-6)
PETITION FOR RECLASSIFICATION FROM R-20 G 1 STORY SHED - BUILT IN 1926.
DENIED: 5-12-66 APPEALED: 5-27-63
DENIED: 1-10-67 APPEALED: 2-20-67
SUBMITTED: 9-10-69

TYPE	CLASS	SEPTIC SYSTEM	HSE. W./BASEMENT
AV	D	SEVERE: H.W. TABLE	SEVERE: H.W. TABLE
BYD2	C	SEVERE: SLOPE	SEVERE: SLOPE
GC	C	MODERATE: SLOPE	MODERATE: SLOPE

NOTE: LOT 1 IS CURRENTLY CONNECTED TO PUBLIC SEWER. EXISTING STRUCTURE ON LOT 2 IS CURRENTLY CONNECTED TO PUBLIC SEWER. PROPOSED HOUSE ON LOT 2 TO UTILIZE EXISTING SEWER CONNECTION.

NOTE: HOUSE AT 6730 CHARLES STREET AVENUE IS A HISTORIC HOUSE LISTED AS MHT SITE NO. BA 2426, KNOWN AS "VILLA MADRID", BUILT IN 1926.
NOTE: ACCESSORY STRUCTURES ON LOT 1
A. 1 STORY BATH HOUSE - BUILT IN 1926.
B. PAUL - BUILT IN 1926
C. 1 STORY SHED - BUILT IN 1926.

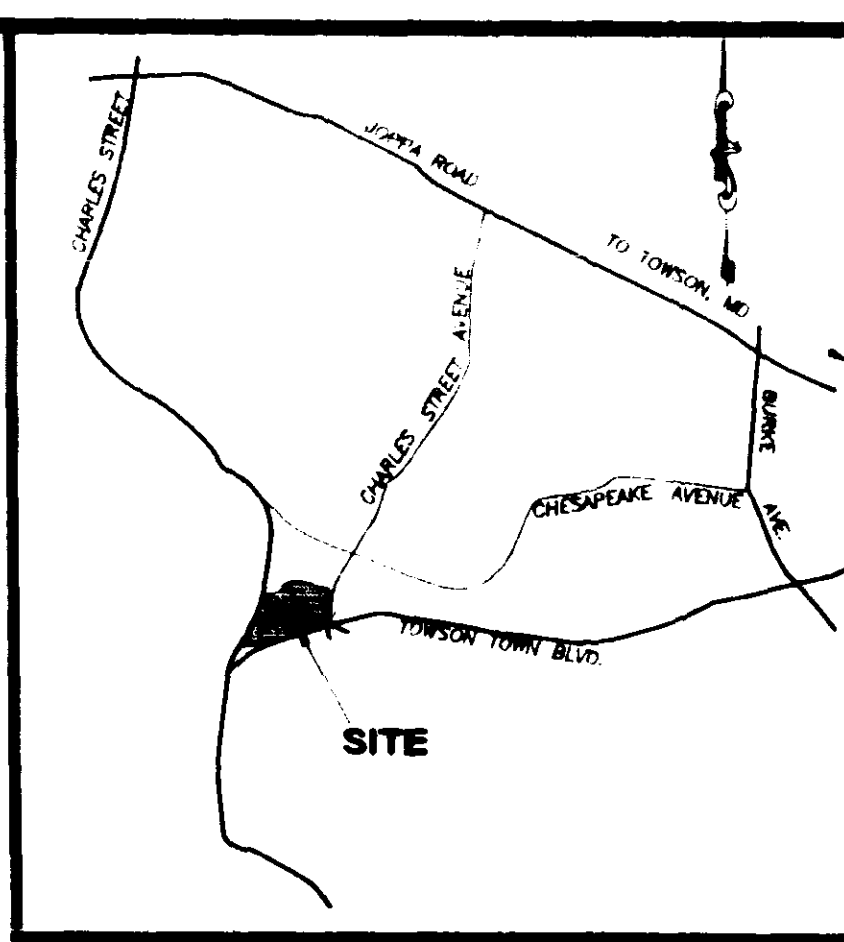
OWNER/APPLICANT

GARY C. DEWEY
6730 CHARLES STREET AVENUE
BALTIMORE, MARYLAND 21204
(410) 832-4107

COLBERT ENGINEERING INC.

DUMMARTON SQUARE
3725 OLD COURT ROAD, SUITE 206
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838

DESIGNED BY	REVIEWED BY	DRAWN BY	CHECKED BY	DATE	SCALE
AS	AS	AS	AS	7/12/83	1" = 30'
93002MSP			93002		



VICINITY MAP
SCALE: 1" = 2000'

GENERAL NOTES:

- THIS SITE LIES WITHIN CENSUS TRACT NO. 4907.02 - REG. PLAN DIST. 3152
- THIS SITE LIES WITHIN COUNCILMANIC DISTRICT NO. 4 - SCHOOL DIST. 75
- THIS SITE LIES WITHIN WATERSHED 23 - WATER DESIGNATION: W-1 (W/100)
- THIS SITE LIES WITHIN SUBWERSHED 55 - SEWER DESIGNATION: S-1 (S/100)
- SOIL TYPES SHOWN HEREON ARE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 34.
- TOPOGRAPHY SHOWN HEREON IS TAKEN FROM 1" = 200' SCALE BALTIMORE COUNTY TOPOGRAPHIC MAPS AND IS SUPPLEMENTED BY FIELD RUN TOPOGRAPHIC SURVEY.
- LOT 2 SHOWN HEREON IS FOR SALE.
- LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY.
- ALL UTILITIES SHOWN HEREON ARE TO BE PUBLIC.
- TRASH TO BE COLLECTED BY BALTIMORE COUNTY.
- THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.
- EXISTING LAND USE IS RESIDENTIAL.
- EXISTING TREES AND VEGETATION ARE TO BE PRESERVED WHERE POSSIBLE OUTSIDE OF ROAD, PANHANDLE, UTILITY AND BUILDING CONSTRUCTION.
- A LANDSCAPING PLAN WILL BE SUBMITTED AND APPROVED BY THE OFFICE OF PLANNING AND ZONING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
- LANDSCAPING TO BE DONE IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
- DEVELOPED INDIVIDUAL LOT GRADING WILL BE ACCOMPLISHED BY THE HOME BUILDING CONTRACTOR.
- LOTS SHOWN HEREON WILL OPERATE ON PUBLIC WATER AND SEWER SYSTEMS. LOCAL OPEN SPACE IS NOT REQUIRED FOR THIS SUBDIVISION.
- AVERAGE DAILY TRIPS: SINGLE FAM. DET. USE @ 10.0/UNIT OR 10.0 x 2.20 ADT.
- ALL PANHANDLE DRIVEWAYS MUST BE CONSTRUCTED TO THE REAR LOT.
- MAINTENANCE OF PANHANDLE DRIVEWAYS IS TO BE IN COMPLIANCE WITH THE COVENANTS TO BE RECORDED PRIOR TO THE SALE OF LOTS. REFUSE COLLECTION, SNOW REMOVAL AND ROADWAY MAINTENANCE WILL BE PROVIDED IN THE JUNCTION OF THE MAINT. HARD SURFACED ROADWAY AND THE PANHANDLE, AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
- ALL DRIVEWAYS ARE TO BE PAVED WITH MACADAM.
- ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH THE SECTION 410 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
- ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
- S.W.M. EXEMPTION WAS GRANTED ON SEPTEMBER 13, 1993.
- NO SEPTIC SYSTEMS CURRENTLY EXIST ON THE PROPERTY.

27. THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER AND FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MGMT. THE PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD IN TRUST SINCE 3/10/10. THE DEVELOPER'S SURVEYOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, REFORMED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.

28. THERE ARE NO UNDERGROUND FUEL STORAGE TANKS ON THIS SITE TO THE BEST OF OUR KNOWLEDGE.

SITE DATA:

- SITE ACREAGE: 4.0337 AC (NET); 4.0413 AC. (GROSS)
- SITE ZONED: DR-2 (BALT. CO. 200 SCALE ZONING PLAN - NW/2A, NW/1A)
- TOTAL LOTS ALLOWED: (2 x 4.0337) = 8
- TOTAL LOTS PROPOSED: 2
- PARKING REQUIRED: 2/UNIT = 4 SPACES
- PARKING PROVIDED: 4 SPACES
- TOTAL DISTURBED AREA: 0.39 AC. OR 17000 SQ. FT.

See SIGN Locations (2)
Keep for Owners S. & W. 1st
MINOR SUBDIVISION PLAT
of
DEWEY PROPERTY

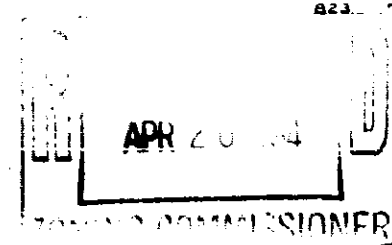
TAX MAP #69 GRID #15 PARCEL #1005
DEED REFERENCE: EHKJR 6588/455
TAX ACCOUNT NO.: 090255180
9TH ELECTION DISTRICT BALTIMORE CO., MD

94-390-A

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
410/823-1900
TELEFAX 410/823-0700

JAMES O. NOLAN
RETIRED (1987)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITS
(1918-1990)
OF COUNSEL
T. BARBAR WILLIAMS, JR.
WRITER'S DIRECT DIAL
824-7854

April 20, 1994



Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
Suite 113, Courthouse
400 Washington Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

Please accept my appreciation for your letter of April 11, 1994 regarding the zoning matter of Gary and Elizabeth Dewey.

So as to set the record straight, I was aware of the fact that you were the zoning commissioner, however, somehow Mr. Haines' name was placed on and in the letter. I noticed this just before I gave it to one of the zoning inspectors to take over to your office. I did not take it back and correct it as I was told that the Dewey matter had already been heard and that this letter had to get into your hands as quickly as possible. I told the inspector this and asked him to apologize to you and give you the reason and that I was anxious for it to get into your hands. For this I apologize.

Soon after this I learned that there was an error in telling me that the hearing occurred prior to the time I handed the envelope to the inspector, so I wrote another letter to you which I either mailed or gave to a young lady whose name I believe was Gwen, who has an office within the Zoning Office next to Arnold Jablon's suite. That letter had the information in it but heavens know where it is.

The number of the case is 94-390-A and involves a set back of 26 feet instead of 30 feet. The signs on the property do not give a date for the hearing; however, they notify the reader that he can call a telephone number and request a hearing.

The building is a guest house next door to my property, the number being 6730 Charles Street Avenue, my number being 6736 Charles Street Avenue. The road involved is a 12 foot

MERCANTILE-SAFE DEPOSIT & TRUST COMPANY

Robert M. Law
Safes, Locks, Burglar
Alarms, Etc.

April 21, 1994

ZADM
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Item 383 Administrative Variance
Mr. & Mrs. Gary Dewey
6730-6732 Charles St. Avenue

Gentlemen:

My name is Bob Law and my wife and I live at 803 Boyce Avenue, Towson, Maryland 21204. We are neighbors of the Deweys and our property borders their property on the north side. The purpose of this letter is to support their petition for an administrative variance on the property referenced above.

Please give me a call if you should have any questions on the matter.

Sincerely,

Robert M. Law
Robert M. Law

RML:lej

RECEIVED
APR 22 1994
ZADM

Two Hopkins Plaza / P.O. Box 2267 / Baltimore, Maryland 21203
Affiliate Mercantile Bankshares Corporation

6730 Charles Street Avenue
Towson, Maryland 21204
410/823-4109

April 8, 1994

Zoning Commissioner
Baltimore County
Towson, Maryland 21204

Ref: Item 383

Dear Sir or Madam:

This letter is a clarification of our request for an administrative variance.

We bought the property at 6730 Charles Street Avenue in August 1983 and just recently subdivided it into two lots, one containing the main house and pool and various outbuildings, and one containing the existing guest house. Our original intention was to tear down the guest house and build a new house, but after contacting several contractors and reaccessing the financial implication of destroying a perfectly good building, we have now decided to incorporate the guest house into the new house plan. It will be integral with the new house.

It is our intention to sell the main house this summer and build the new house with the proceeds from that sale. So you see we will be moving from one end of our property to the other end. We would like to receive a variance in order to keep the cost of this project down and to keep the integrity of the property.

We have the support of our neighbors and they are forwarding letters for the file. If you have any questions about this request, please call me at 823-4109.

Thank you.

Very truly yours,

Elizabeth C. Dewey
Elizabeth C. Dewey

cc: Ken Matz

RECEIVED
APR 13 1994
ZADM

6765 N Charles Street
Baltimore, MD 21204
April 11, 1994

ZADM
111 W. Chesapeake Avenue
Towson, MD 21204

Attn: Gwen Stephens
Ref. Item: #383

Dear Ms. Stephens,

Please insert this letter in the file of case #383. We have no problem with the plans of our neighbors, Gary and Elizabeth Dewey, to leave the guest house where it is and add on to the structure.

Sincerely,

Mr. & Mrs. Rutland B. Paal
Mr. & Mrs. Rutland B. Paal

RECEIVED
APR 13 1994
ZADM

1. PLAN ON WAY
1. EXP. C.R. ON WAY TO RESIDE AT MC QUARRY



Exist guest house. Auto located 10 ft.
In front of private road.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 25, 1994

Mr. and Mrs. Gary G. Dewey
6730 Charles Street Avenue
Towson, Maryland 21204

RE: Case No. 94-390-A, Item No. 383
Petitioners: Gary G. Dewey, et ux.
Petition for Administrative Variance

Dear Mr. and Mrs. Dewey:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 7, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lightmizer
Secretary
Hal Kassoff
Administrator

4-13-94

Re: Baltimore County
Item No. 94-390-A (112)

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
DAVID N. KAPLAN, ACTING CHIEF
John Comestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 22, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

94-390-A
PV 4/2

The Office of Planning and Zoning has no comments on the following petition(s):

- Item 374, 7736 South Cove Road
- Item 381, 2209 Headland Avenue
- Item 382, 6000 Hamilton Avenue
- Item 383, 6732 Charles Street Avenue
- Item 387, 1 Brigantine Court
- Item 389, 1044 Green Hill Farm Road
- Item 391, 10 Blueleaf Court
- Item 393, 100 Sunny Meadow Lane
- Item 394, 2608 Harwood Road

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Pat Keller*

PK/JL:pat

374NC.ZAC/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

RECEIVED
Zoning Commission
APR 29 1994

RE: Property Zoning
LOCATION: See Petition

Item No.: SEE PETITION

Comments:

For want of your request, the referenced party has been reviewed by this Bureau and the comments below are for the information of the party to be corrected or incorporated into the final plans to be submitted.

B. The Fire Protection Bureau has reviewed the referenced party and has no comments. REFERENCED TO THE FOLLOWING ITEM NUMBERS: 374, 377, 381, 382, 383, 387, 389, and 394. *and 386. ppi*

RECEIVED
APR 28 1994
ZADM

REVIEWER: L. L. ROBERT E. SCHMIDT
FIRE PROTECTION BUREAU, PHONE 887-4881, MS-1100

cc: File

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 13, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Gary G. Dewey and Elizabeth C. Dewey
6730 Charles Street Avenue
Towson, Maryland 21204

Re: CASE NUMBER: 94-390-A (Item 383)
6732 Charles Street Avenue
N/S Towson Towne Boulevard, 180' E of c/l Charles Street
9th Election District - 4th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3393. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 17, 1994. The closing date (May 5, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.
- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commission), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).
- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 11, 1994

T. Bayard Williams, Jr., Esquire
6736 Charles Street Avenue
Towson, Maryland 21204

Dear Mr. Williams:

This is to acknowledge receipt of your letter dated April 6, 1994. Kindly note that Mr. Haines is no longer the Zoning Commissioner, in that I assumed this position in September of 1991.

I have reviewed your letter with reference to the property located at 6730 Charles Street Avenue owned by Gary and Elizabeth Dewey. Moreover, I have reviewed my docket and have been unable to locate any open case regarding that property. Have Mr. and Mrs. Dewey petitioned for zoning relief relative to their property? Is their property the subject of an active zoning violation case? In that your letter contains neither a case number, nor a hearing date, I am unable to track this matter and include your letter in whatever file has been opened regarding this property.

Kindly advise whatever specifics you are able to provide regarding this property and the nature of the zoning activity associated with it. Once furnished with this information, I will make certain that your letter is properly included within the file.

Thank you in advance for your anticipated cooperation.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

T. Bayard Williams, Jr.
6736 CHARLES ST. AVE. - TOWSON, MD 21204

April 6, 1994

Mr. J. Robert Haines
Baltimore County Zoning
Commissioner
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Haines:

My property at the above address adjoins that of 6730 Charles Street Avenue which is the property of Gary and Elizabeth Dewey. A guest house is located on their property immediately across the driveway from my house. This guest house has been here for at least 60 years and is part of the natural and historic presence of our small enclave. The removal of it would be a change that we would not consider as desirable as the retaining of it.

Since we are the closest neighbors and would be the only residents affected in any way by the existence or non-existence of this structure we would hope that our opinion will help persuade the Commissioner to allow the guest house to remain.

Very truly yours,

T. Bayard Williams, Jr.
T. Bayard Williams, Jr.

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED

SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340

(410) 823-7800

TELEFAX: (410) 296-2765

APRIL 8, 1994

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLISH, JR.
STEPHEN J. NOLAN
ROBERT M. HANLEY, JR.
ROBERT M. GUSHANOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CANILL, JR.
E. BRUCE JONES
J. JOSEPH CURRAN, III
CHRISTINE A. MCHERRY
*ALSO ADMITTED IN D.C.
*ALSO ADMITTED IN NEW JERSEY

JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)
OF COUNSEL
T. BAYARD WILLIAMS, JR.
WRITER'S DIRECT DIAL
REF. 7854

Mr. Lawrence E. Schmidt
Commissioner
Zoning Department
Court House
Towson, Maryland 21204

Dear Mr. Schmidt:

Mrs. Williams and I reside at 6736 Charles Street Avenue. We have a common driveway with Mr. and Mrs. Gary Dewey who own several acres of ground, and they have decided to build a new house for themselves near the guesthouse.

This property was originally developed by some people who built houses around the stadium. It was later sold and transferred to the brother of Francis X. Buschman and became known incorrectly as his home.

We would like you to know that we are pleased with the plans of Mr. and Mrs. Dewey to retain the guesthouse as we feel it contributes to the historical interest of the property. In this case we would prefer the guesthouse to remain in accordance with the ideas of Mr. and Mrs. Dewey.

We hope that our feelings will help persuade you to allow the Deweys to keep the guesthouse.

Very truly yours,

T. Bayard Williams, Jr.
T. Bayard Williams, Jr.

TBW/vrs

IN RE: PETITION FOR RESIDENTIAL
ZONING VARIANCE
N/S Towsontown Blvd., 180 ft. E
of c/y Charles Street
6732 Charles Street Avenue
9th Election District
4th Councilmanic District
Gary G. Dewey, of ux
Petitioners

* BEFORE THE DEPUTY
* ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 94-390-A
*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as an administrative variance filed by Gary G. Dewey and Elizabeth C. Dewey, his wife, for that property known as 6730 Charles Street Avenue in the Towson area of Baltimore County. The Petitioners/property owners herein seek a variance from Section 1801.2.C.1.b. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 26 ft., in lieu of the required 30 ft., from the paving of a private road to a building face, as more particularly described on Petitioners' Exhibit No. 1, the plat to accompany the Petition.

The Petitioners having filed a Petition for Residential Variance and the subject property having been posted, and there being no request for a public hearing, a decision shall be rendered based upon the documentation presented.

The Petitioners have filed the supporting affidavits as required by Section 26-127 (b)(1) of the Baltimore County Code. Based upon the information available, there is no evidence in the file to indicate that the requested variance would adversely affect the health, safety or general welfare of the public and should, therefore, be granted. In the opinion of the Zoning Commissioner, the information, photographs, and affidavits submitted provide sufficient facts that comply with the requirements of

Section 307.1 of the B.C.Z.R. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

Pursuant to the posting of the property and the provisions of both the Baltimore County Code and the Baltimore County Zoning Regulations, and for the reasons given above, the requested variance should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 14th day of May, 1994 that the Petition for a Zoning Variance from Section 1801.2.C.1.b. of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a setback of 26 ft., in lieu of the required 30 ft., from the paving of a private road to a building face, in accordance with Petitioners' Exhibit No. 1, be and is hereby GRANTED, subject, however, to the following restriction which are conditions precedent to the relief granted herein:

1. The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:mmn

-2-

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

May 4, 1994

Mr. and Mrs. Gary G. Dewey
6730 Charles Street Avenue
Towson, Maryland 21204

RE: Petition for Administrative Zoning Variance
Case No. 94-390-A
Property: 6730 Charles Street Avenue

Dear Mr. and Mrs. Dewey:

Enclosed please find the decision rendered in the above captioned case. The Petition for an Administrative Variance has been granted, in accordance with the attached Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days of the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our Appeals Clerk at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner

LES:mmn

encl.
cc: Mr. Richard E. Matz, P.E.
3723 Old Court Road, Suite 206
Baltimore, Maryland 21208

cc: T. Bayard Williams, Jr., Esquire
Nolan, Plumhoff and Williams

Petition for Administrative Variance
to the Zoning Commissioner of Baltimore County
for the property located at 6732 CHARLES STREET AVENUE
which is presently zoned D.R.2

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 1801.2.C.1.b. AND CMDP TO PERMIT A SETBACK OF 26 FEET IN LIEU OF THE REQUIRED 30 FEET FROM THE PAVING OF A PRIVATE ROAD TO A BUILDING FACE.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or practical difficulty) THE EXISTING STRUCTURES WERE BUILT IN 1926. THE RECENT SUBDIVISION OF THE PROPERTY LEFT THE GUEST HOUSE ON LOT 2 OVER THE SETBACK LINE. WE WILL BE BUILDING A NEW HOUSE INTEGRAL WITH THE OLD GUEST HOUSE AND RESIDING IN THE NEW HOUSE. THE GUEST HOUSE'S REMOVAL WOULD BE AN UNNECESSARY AND UNWARRANTED FINANCIAL HARDSHIP.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Legal Owner(s)
GARY G. DEWEY
ELIZABETH C. DEWEY
6730 CHARLES ST. AVE. 823-4109 (Home)
TOWSON MD 21204
RICHARD E. MATZ, P.E.
3723 OLD COURT ROAD, STE. 206
BALTIMORE, MD 21208 653-3838

A Public Hearing having been requested and/or found to be required, it is ordered, by the Zoning Commissioner of Baltimore County, this 14 day of May, 1994, that the subject matter of this petition be set for a public hearing, to be held at 6:00 PM, on May 11, 1994, at the Zoning Commission of Baltimore County, and that the property be posted.

REVIEWED BY: DATE: ITEM #: 383

Affidavit in support of
Administrative Variance

The undersigned hereby affirms under the penalties of perjury to the Zoning Commissioner of Baltimore County, as follows:

That the information herein given is within the personal knowledge of the Affiant(s) and that Affiant(s) are competent to testify thereto in the event that a public hearing is scheduled in the future with regard thereto.

That the Affiant(s) do(es) presently reside at:
TOWSON MD 21204

That based upon personal knowledge, the following are the facts upon which I/we base the request for an Administrative Variance at the above address: (Indicate hardship or practical difficulty)

THE EXISTING STRUCTURES WERE BUILT IN 1926. THE RECENT SUBDIVISION OF THE PROPERTY LEFT THE GUEST HOUSE ON LOT 2

OVER THE SETBACK LINE. WE WILL BE BUILDING A NEW HOUSE INTEGRAL WITH THE OLD GUEST HOUSE AND RESIDING IN THE NEW HOUSE. THE GUEST HOUSE'S REMOVAL WOULD BE AN UNNECESSARY AND UNWARRANTED FINANCIAL HARDSHIP.

That Affiant(s) acknowledge(s) that if a protest is filed, Affiant(s) will be required to pay a reporting and advertising fee and may be required to provide additional information.

GARY G. DEWEY
ELIZABETH C. DEWEY

STATE OF MARYLAND, COUNTY OF BALTIMORE, to-wit:

I HEREBY CERTIFY, this 6TH day of APRIL, 1994, before me, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared
GARY G. DEWEY AND ELIZABETH C. DEWEY

the Affiant(s) herein, personally known or satisfactorily identified to me as such Affiant(s), and made oath in due form of law that the matters and facts hereinabove set forth are true and correct to the best of his/her knowledge and belief.

AS WITNESS my hand and Notarial Seal.

My Commission Expires 12/31/95

COLBERT ENGINEERING, INC.

3723 OLD COURT ROAD • SUITE 206
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838
FAX: (410) 653-7953

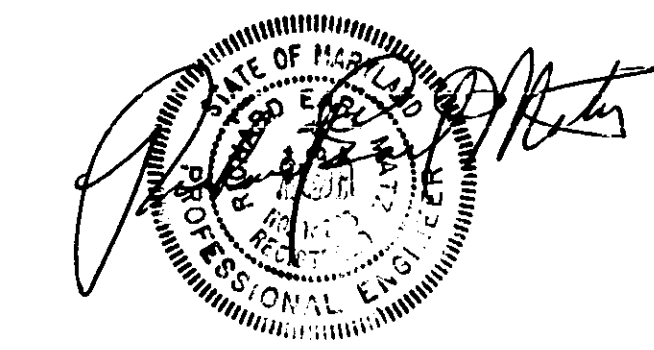
ZONING DESCRIPTION
6732 CHARLES STREET AVENUE
ELECTION DISTRICT 9
COUNCILMANIC DISTRICT 4

BEGINNING AT A POINT ON THE NORTH SIDE OF TOWSONTOWN BOULEVARD, A VARIABLE RIGHT-OF-WAY WIDTH, AT A DISTANCE OF 180 FEET MORE OR LESS EAST OF THE CENTERLINE OF CHARLES STREET THENCE RUNNING THE FOLLOWING COURSES AND DISTANCES:

1) NORTH 42 DEGREES 52 MINUTES 28 SECONDS WEST 59.37 FEET;
2) NORTH 06 DEGREES 13 MINUTES 48 SECONDS WEST 122.52 FEET;
3) SOUTH 74 DEGREES 29 MINUTES 28 SECONDS EAST 33.02 FEET;
4) NORTH 14 DEGREES 00 MINUTES 02 SECONDS EAST 64.75 FEET;
5) NORTH 49 DEGREES 56 MINUTES 38 SECONDS WEST 45.15 FEET;
6) NORTH 12 DEGREES 00 MINUTES 02 SECONDS EAST 37.46 FEET;
7) NORTH 83 DEGREES 46 MINUTES 12 SECONDS EAST 168.03 FEET;
8) NORTH 28 DEGREES 44 MINUTES 48 SECONDS WEST 118.68 FEET;
9) SOUTH 71 DEGREES 45 MINUTES 12 SECONDS WEST 97.52 FEET;
10) NORTH 10 DEGREES 46 MINUTES 32 SECONDS EAST 82.07 FEET;
11) NORTH 81 DEGREES 45 MINUTES 12 SECONDS EAST 163.47 FEET;
12) NORTH 54 DEGREES 35 MINUTES 12 SECONDS EAST 50.03 FEET;
13) NORTH 68 DEGREES 02 MINUTES 12 SECONDS EAST 85.05 FEET;
14) NORTH 77 DEGREES 11 MINUTES 12 SECONDS EAST 17.82 FEET;
15) NORTH 86 DEGREES 53 MINUTES 22 SECONDS WEST 125.31 FEET;
16) SOUTH 19 DEGREES 46 MINUTES 45 SECONDS WEST 44.78 FEET;
17) SOUTH 46 DEGREES 18 MINUTES 20 SECONDS WEST 90.84 FEET;
18) SOUTH 20 DEGREES 04 MINUTES 20 SECONDS WEST 75.09 FEET;
19) SOUTH 83 DEGREES 46 MINUTES 22 SECONDS WEST 289.81 FEET;
20) SOUTH 62 DEGREES 01 MINUTES 22 SECONDS WEST 38.41 FEET; AND
22) SOUTH 66 DEGREES 52 MINUTES 42 SECONDS WEST 41.76 FEET; TO THE POINT OF BEGINNING.

CONTAINING 87,679 SQUARE FEET OR 2.0128 ACRES.

DESCR\CHARLES.ST



CIVIL ENGINEERS • LAND SURVEYORS

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: Towson Date of Posting: 4/15/94
Posted for: Var. 1994
Petitioner: Gary G. Dewey
Location of property: 6732 Charles St. Ave.
Location of Sign: Along road way on property being posted
Remarks: 1. at corner of Charles St. Ave. & Charles St. Ave.
Posted by: Colbert Engineering, Inc. Date of return: 4/22/94
Number of Signs: 2

Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
94-390-A

Account: R-901-6180

Number: 383

JUL

4/7/94

RES VAR FILING CODE 010 50.00
(2) SIGN POSTINGS CODE 080 70.00
TOTAL \$120.00

OWNER DEWEY
LOC 6732 CHARLES ST. AVE.

DIAGRAMS ATTACHED
SEE SETBACK LINE

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.
ARNOLD JARLOW, DIRECTOR

For newspaper advertising:

Item No.: 383

Petitioner: GARY G. ELIZABETH DEWEY

Location: 6730-32 CHARLES STREET AVENUE

PLEASE FORWARD ADVERTISING BILL TO:

NAME: GARY G. ELIZABETH DEWEY

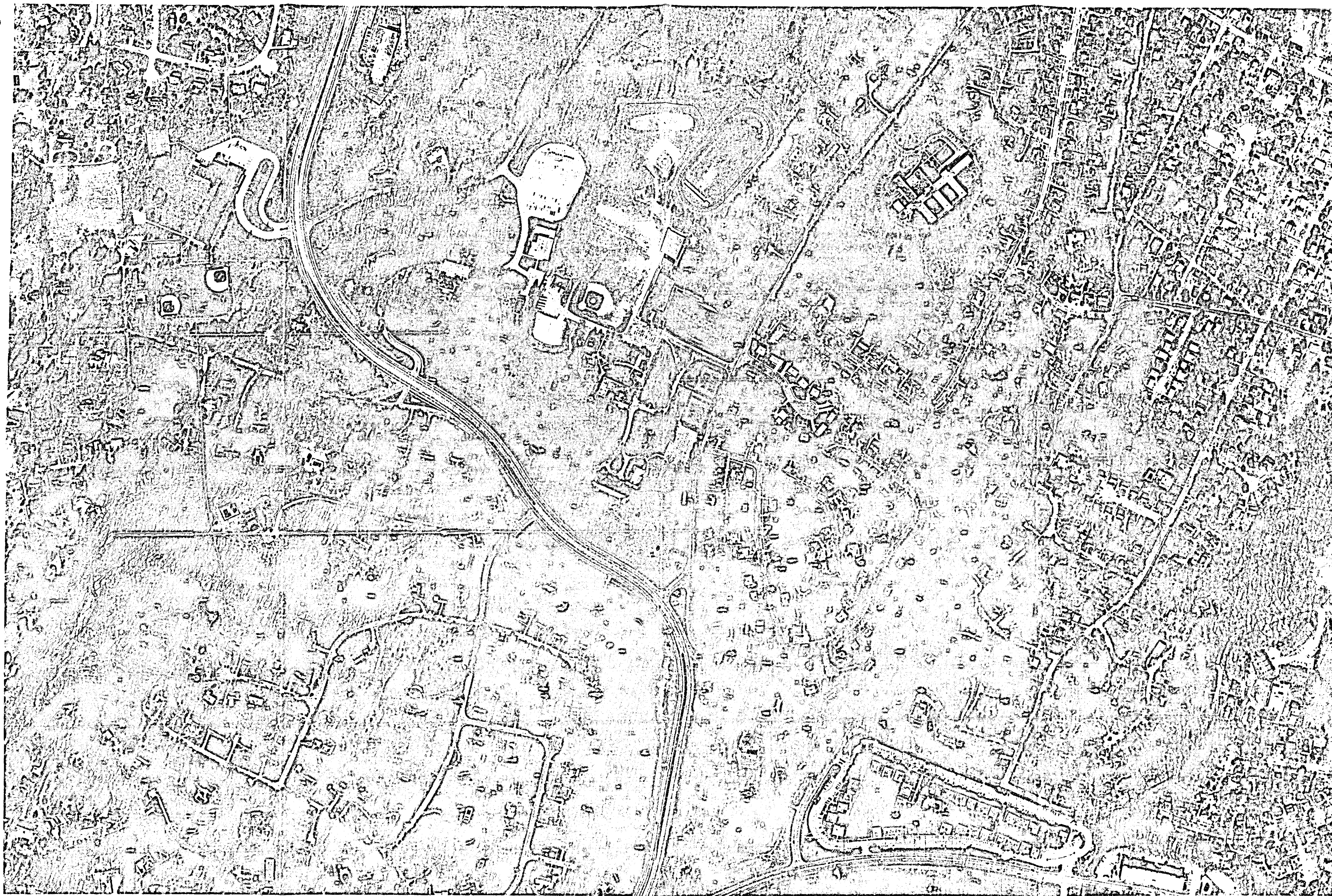
ADDRESS: 6730 CHARLES STREET AVE.

TOWSON, MD 21204

* PHONE NUMBER: 823-4109

MUST BE SUPPLIED

94-390-A

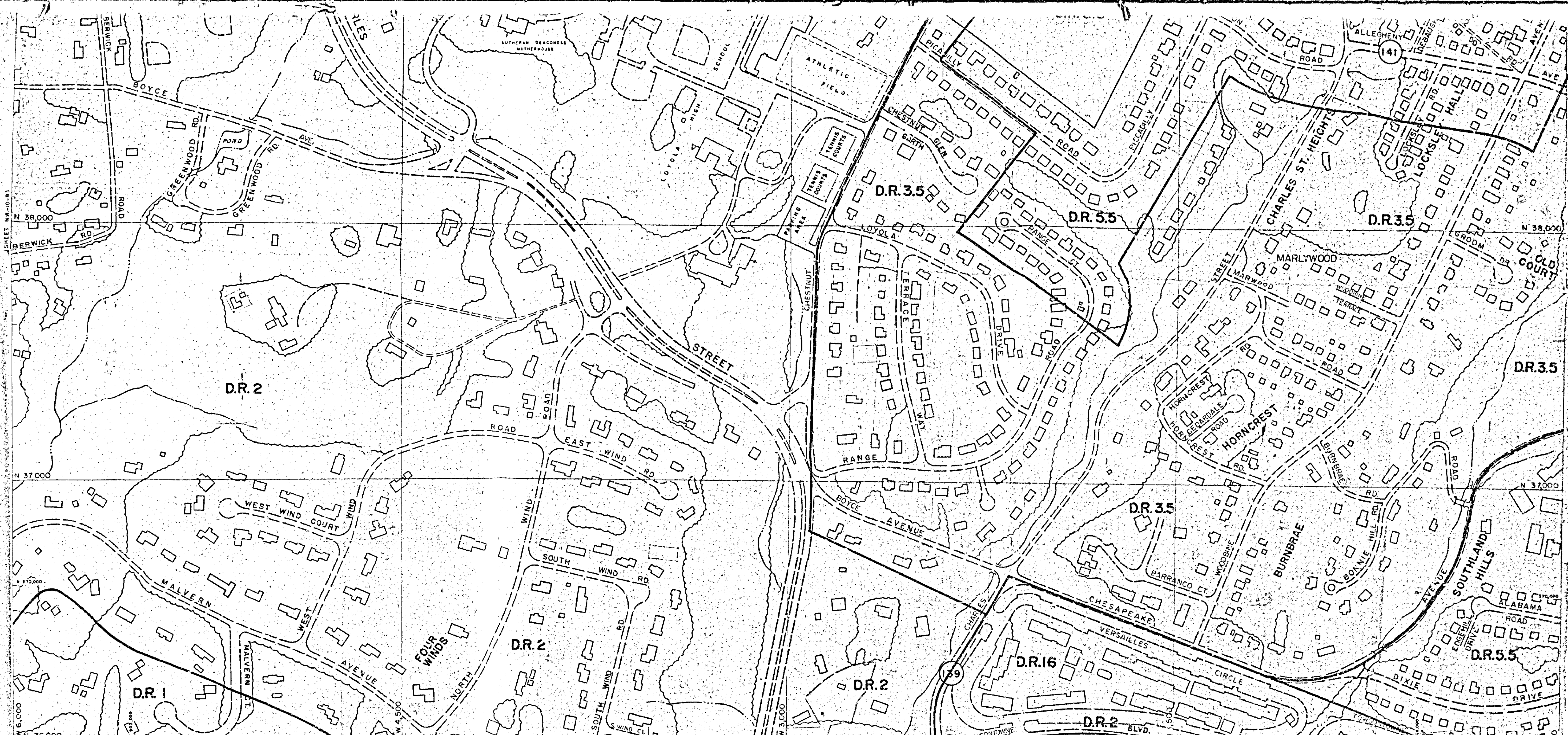


383
BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
PHOTOGRAPHIC MAP

PREPARED BY AIR PHOTOGRAPHICS, INC.
MARTINSBURG, W.V. 25401

SCALE	LOCATION	SHEET
1" = 200' ±		
DATE OF PHOTOGRAPHY JANUARY 1936	TOWSON	N.W. 10-A

94



O-NE N-NW
S-SE R-SW

1983 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 13, 1983
Bill Nos. 144-88, 145-88, 146-88, 147-88, 148-88, 149-88, 150-88

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

1992 COMPREHENSIVE ZONING MAP
Adopted by the Baltimore County Council
Oct. 15, 1992
Bill Nos. 823-92, 824-92, 825-92, 826-92, 827-92, 828-92, 829-92

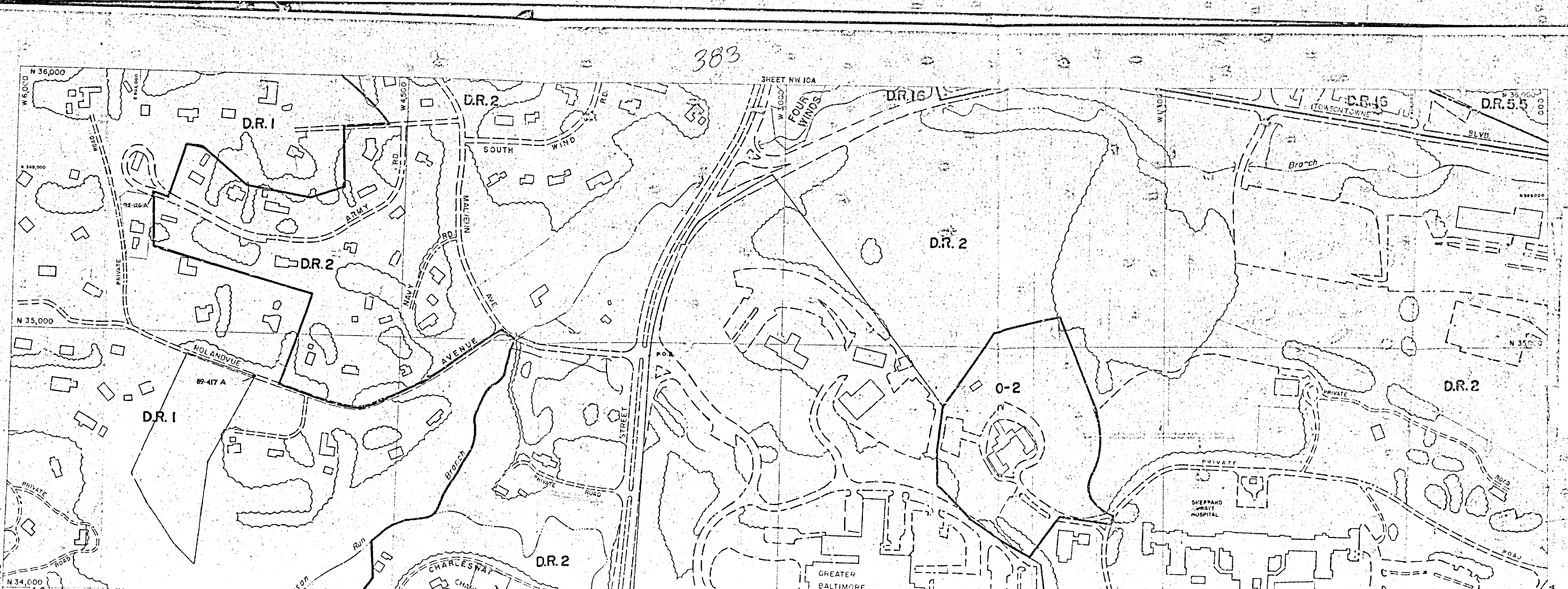
SCALE
1" = 200' ±
DATE
OF
PHOTOGRAPHY
JANUARY
1986

LOCATION
TOWSON

SHEET
NW
10-A

THIS MAP HAS BEEN REVISED IN SELECTED AREAS.
TOPOGRAPHY COMPILED BY PHOTOGRAMMETRIC METHODS
BY BUCHART-HORN, INC. BALTIMORE, MD. 21210

383

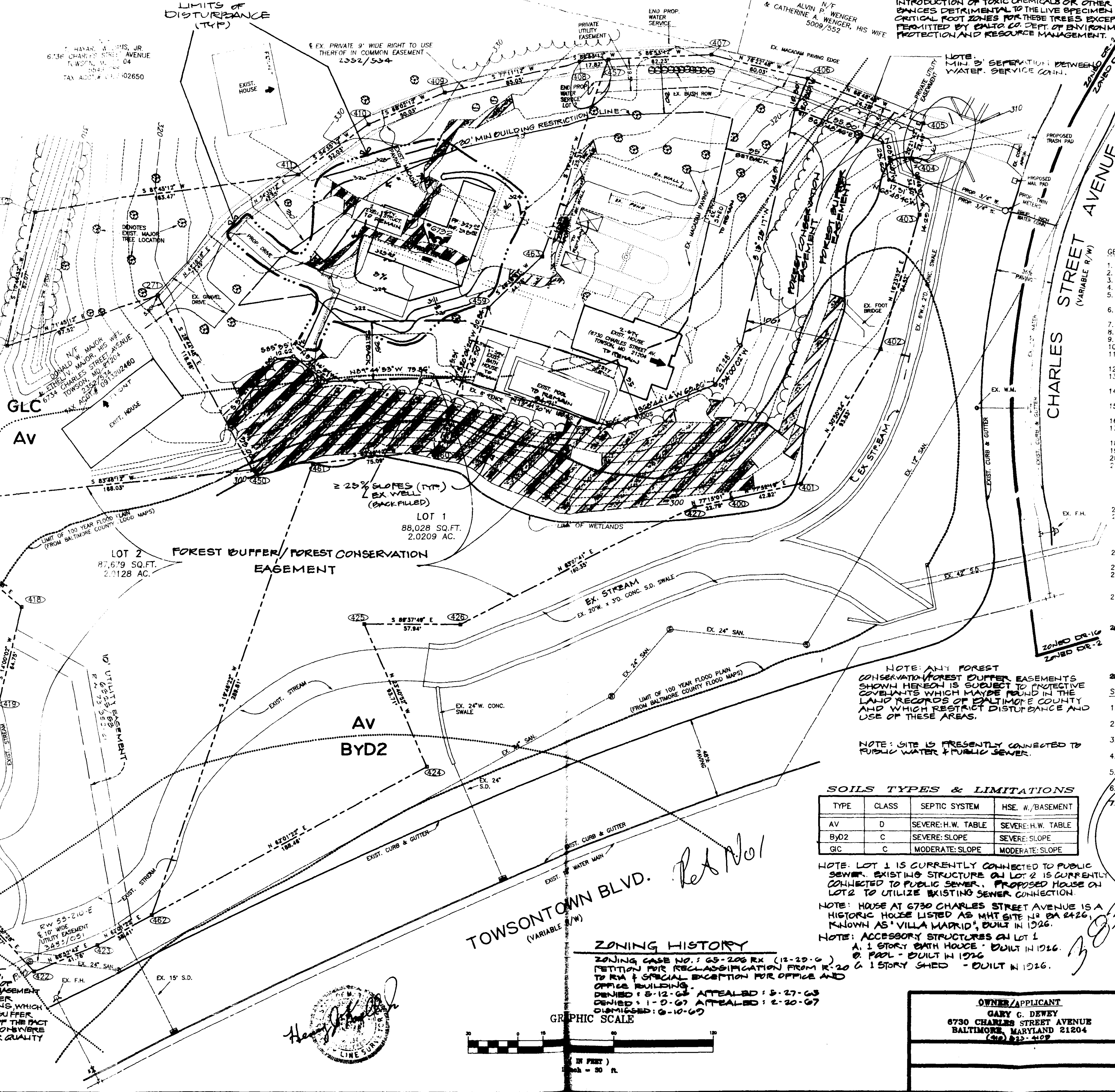


383

NO.	NORTH	EAST
1	36159.3323	-2936.8584
2	36037.8943	-2589.4375
3	36047.1350	-2647.6220
4	36127.6934	-2499.5074
5	36209.1736	-2475.6177
6	36242.8699	-2480.9069
7	36263.9572	-2473.0807
8	36290.8040	-2542.3417
9	36304.9409	-2600.6875
10	36300.5936	-2680.6148
11	36281.7320	-2763.5451
12	36263.0207	-2809.9426
13	36232.8711	-2852.3463
14	36209.4234	-3014.1283
15	36037.0473	-3046.8150
16	36000.4048	-3054.6040
17	35971.3519	-3020.5489
18	35908.5286	-3035.7131
19	35917.3574	-3067.5296
20	35795.5614	-3054.2338
21	35752.1084	-3013.7131
22	35768.5084	-2975.3641
23	35874.9372	-275.0087
24	35960.7592	-2812.6482
25	35960.3853	-2754.7065
26	36032.8636	-2611.6704
27	36128.7987	-3029.4737
28	36055.2814	-2879.7920
29	36301.5614	-2662.8212
30	36152.7145	-2737.5905
31	36067.4007	-2768.7639
32	36059.2524	-2843.4055
33	35786.5257	-2941.4401
34	36183.6414	-2705.2114

SETBACK REQUIREMENTS:
FROM FRONT BUILDING FACE TO:
PUBLIC STREET R/W, OR
PROPERTY LINE 25'
ARTERIAL COLLECTION
FROM SIDE BUILDING FACE TO:
SIDE BUILDING FACE 20'
PUBLIC STREET R/W 25'
PARKING AREA R/W 30'
TRACT BOUNDARY 25'
FROM SIDE BUILDING FACE TO:
REAR PROPERTY LINE 20'
PUBLIC STREET R/W 20'

CHARLES STREET
(VARIABLE R/W)



FOREST BUFFER VARIANCE NOTE:
"A VARIANCE HAS BEEN GRANTED ON DEC. 3, 1999, BY THE BALTIMORE COUNTY DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT FROM REGULATIONS FOR THE PROTECTION OF WATER QUALITY, STREAMS, WETLANDS, AND FLOODPLAINS WHICH BECAME EFFECTIVE JAN. 1, 1991. THE FOREST BUFFER EASEMENT SHOWN HEREON IS REFLECTIVE OF THE FACT THAT THIS VARIANCE WAS GRANTED CONSIDERING THE PLACED ON THE VARIANCE TO REDUCE WATER QUALITY IMPACTS."

ZONING HISTORY

ZONING CASE NO.: 65-206 RX (12-29-6)
PETITION FOR RECLASSIFICATION FROM R-20 G 1 STORY SHED - BUILT IN 1926.
DENIED: 5-12-66 APPEALED: 5-27-63
DENIED: 1-10-67 APPEALED: 2-20-67
SUBMITTED: 9-10-69

TYPE	CLASS	SEPTIC SYSTEM	HSE. W./BASEMENT
AV	D	SEVERE: H.W. TABLE	SEVERE: H.W. TABLE
BYD2	C	SEVERE: SLOPE	SEVERE: SLOPE
GC	C	MODERATE: SLOPE	MODERATE: SLOPE

NOTE: LOT 1 IS CURRENTLY CONNECTED TO PUBLIC SEWER. EXISTING STRUCTURE ON LOT 2 IS CURRENTLY CONNECTED TO PUBLIC SEWER. PROPOSED HOUSE ON LOT 2 TO UTILIZE EXISTING SEWER CONNECTION.

NOTE: HOUSE AT 6730 CHARLES STREET AVENUE IS A HISTORIC HOUSE LISTED AS MHT SITE NO. BA 2426, KNOWN AS "VILLA MADRID", BUILT IN 1926.
NOTE: ACCESSORY STRUCTURES ON LOT 1
A. 1 STORY BATH HOUSE - BUILT IN 1926
B. PAUL - BUILT IN 1926
C. 1 STORY SHED - BUILT IN 1926.

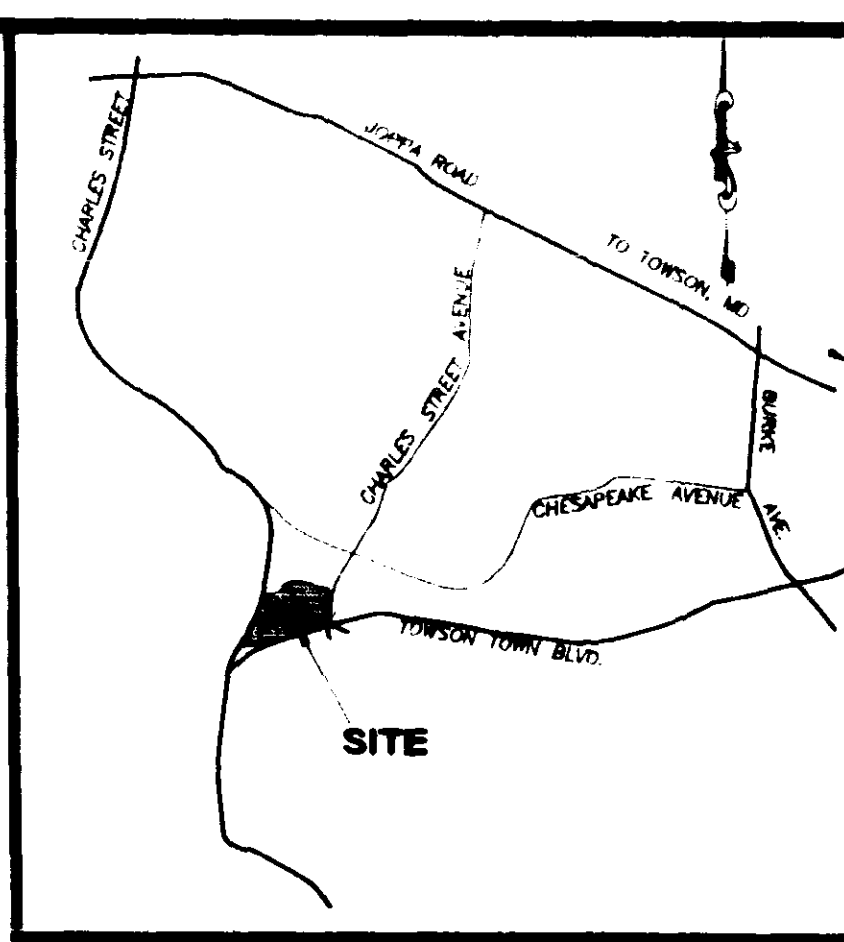
OWNER/APPLICANT

GARY C. DEWEY
6730 CHARLES STREET AVENUE
BALTIMORE, MARYLAND 21204
(410) 832-4107

COLBERT ENGINEERING INC.

DUMMARTON SQUARE
3725 OLD COURT ROAD, SUITE 206
BALTIMORE, MARYLAND 21208
PHONE: (410) 653-3838

DESIGNED BY	REVIEWED BY	DRAWN BY	CHECKED BY	DATE	SCALE
AS	AS	AS	AS	7/12/83	1" = 30'
93002MSP			93002		



VICINITY MAP
SCALE: 1" = 2000'

- GENERAL NOTES:
- THIS SITE LIES WITHIN CENSUS TRACT NO. 4907.02 - REG. PLAN DIST. 3152
 - THIS SITE LIES WITHIN COUNCILMANIC DISTRICT NO. 4 - SCHOOL DIST. 75
 - THIS SITE LIES WITHIN WATERSHED 23 - WATER DESIGNATION: W-1 (W/100)
 - THIS SITE LIES WITHIN SUBWERSHED 55 - SEWER DESIGNATION: S-1 (S/100)
 - SOIL TYPES SHOWN HEREON ARE TAKEN FROM BALTIMORE COUNTY SOIL SURVEY MAP NO. 34.
 - TOPOGRAPHY SHOWN HEREON IS TAKEN FROM 1" = 200' SCALE BALTIMORE COUNTY TOPOGRAPHIC MAPS AND IS SUPPLEMENTED BY FIELD RUN TOPOGRAPHIC SURVEY.
 - LOT 2 SHOWN HEREON IS FOR SALE.
 - LOTS SHOWN HEREON ARE FOR SINGLE FAMILY RESIDENTIAL USE ONLY.
 - ALL UTILITIES SHOWN HEREON ARE TO BE PUBLIC.
 - TRASH TO BE COLLECTED BY BALTIMORE COUNTY.
 - THERE ARE NO CRITICAL AREAS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT OR HAZARDOUS MATERIALS ON THIS SITE.
 - EXISTING LAND USE IS RESIDENTIAL.
 - EXISTING TREES AND VEGETATION ARE TO BE PRESERVED WHERE POSSIBLE OUTSIDE OF ROAD, PANHANDLE, UTILITY AND BUILDING CONSTRUCTION.
 - A LANDSCAPING PLAN WILL BE SUBMITTED AND APPROVED BY THE OFFICE OF PLANNING AND ZONING PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS.
 - LANDSCAPING TO BE DONE IN ACCORDANCE WITH THE BALTIMORE COUNTY LANDSCAPING MANUAL.
 - INDIVIDUAL LOT GRADING WILL BE ACCOMPLISHED BY THE HOME BUILDING CONTRACTOR.
 - LOTS SHOWN HEREON WILL OPERATE ON PUBLIC WATER AND SEWER SYSTEMS. LOCAL OPEN SPACE IS NOT REQUIRED FOR THIS SUBDIVISION.
 - AVERAGE DAILY TRIPS: SINGLE FAM. DET. USE @ 10.0/UNIT OR 10.0 x 2 = 20 ADT
 - ALL PANHANDLE DRIVEWAYS MUST BE CONSTRUCTED TO THE REAR LOT.
 - MAINTENANCE OF PANHANDLE DRIVEWAYS IS TO BE IN COMPLIANCE WITH THE COVENANTS TO BE RECORDED PRIOR TO THE SALE OF LOTS. REFUSE COLLECTION, SNOW REMOVAL AND ROADWAY MAINTENANCE WILL BE PROVIDED IN THE JUNCTION OF THE MAINT. HARD SURFACED ROADWAY AND THE PANHANDLE, AND NOT ONTO THE PANHANDLE LOT DRIVEWAY.
 - ALL DRIVEWAYS ARE TO BE PAVED WITH MACADAM.
 - ENVELOPES SHOWN HEREON ARE FOR THE LOCATION OF ALL PRINCIPAL BUILDINGS ONLY. ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS MAY BE CONSTRUCTED OUTSIDE THE ENVELOPE, BUT MUST COMPLY WITH THE SECTION 410 & 301 OF THE BALTIMORE COUNTY ZONING REGULATIONS (SUBJECT TO COVENANTS AND APPLICABLE BUILDING PERMITS).
 - ACCESSORY STRUCTURES, FENCES AND PROJECTIONS INTO YARDS CANNOT BE LOCATED IN FLOOD PLAIN AREAS OR HYDRIC SOILS.
 - S.W.M. EXEMPTION WAS GRANTED ON SEPTEMBER 13, 1993.
 - NO SEPTIC SYSTEMS CURRENTLY EXIST ON THE PROPERTY.
 - THERE SHALL BE NO CLEARING, GRADING, CONSTRUCTION OR DISTURBANCE OF VEGETATION IN THE FOREST BUFFER AND FOREST CONSERVATION EASEMENTS EXCEPT AS PERMITTED BY THE BALTIMORE COUNTY DEPT. OF ENVIRONMENTAL PROTECTION AND RESOURCE MGMT. THE PROPERTY AS SHOWN ON THE PLAN HAS BEEN HELD IN TRUST SINCE 3/10/10. THE DEVELOPER'S SURVIVOR HAS CONFIRMED THAT NO PART OF THE GROSS AREA OF THIS PROPERTY AS SHOWN ON THE PLAN HAS EVER BEEN UTILIZED, REFORMED OR REPRESENTED AS DENSITY OR AREA TO SUPPORT ANY OFF-SITE DWELLINGS.
 - THERE ARE NO UNDERGROUND FUEL STORAGE TANKS ON THIS SITE TO THE BEST OF OUR KNOWLEDGE.

SITE DATA:

- SITE ACREAGE: 4.0337 AC (NET) ; 4.0413 AC. (GROSS)
- SITE ZONED: DR-2 (BALT. CO. 200 SCALE ZONING PLAN - NW/2A, NW/1A)
- TOTAL LOTS ALLOWED: (2 x 4.0337) = 8
- TOTAL LOTS PROPOSED: 2
- PARKING REQUIRED: 2/UNIT = 4 SPACES
- PARKING PROVIDED: 4 SPACES
- TOTAL DISTURBED AREA: 0.39 AC. @ 17000 SQ. FT. = 6630 SQ. FT.

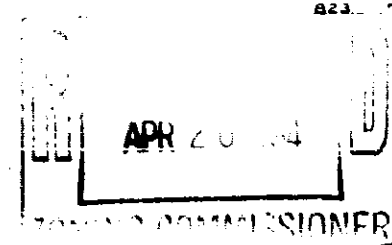
See SIGN Locations (2)
Keep for Owners S. & W. Alt.
MINOR SUBDIVISION PLAT
of
DEWEY PROPERTY
TAX MAP #69 GRID #15 PARCEL #1005
DEED REFERENCE: EHKJR 6588/455
TAX ACCOUNT NO.: 090255180
9TH ELECTION DISTRICT BALTIMORE CO., MD

94-390-A

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
410/823-7854
TELEFAX 410/823-0700

JAMES O. NOLAN
RETIRED (1987)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITS
(1918-1987)
OF COUNSEL
T. BARBAR WILLIAMS, JR.
WRITERS DIRECT DIAL
824-7854

April 20, 1994



Mr. Lawrence E. Schmidt
Baltimore County Zoning Commissioner
Suite 113, Courthouse
400 Washington Avenue
Towson, Maryland 21204

Dear Mr. Schmidt:

Please accept my appreciation for your letter of April 11, 1994 regarding the zoning matter of Gary and Elizabeth Dewey.

So as to set the record straight, I was aware of the fact that you were the zoning commissioner, however, somehow Mr. Haines' name was placed on and in the letter. I noticed this just before I gave it to one of the zoning inspectors to take over to your office. I did not take it back and correct it as I was told that the Dewey matter had already been heard and that this letter had to get into your hands as quickly as possible. I told the inspector this and asked him to apologize to you and give you the reason and that I was anxious for it to get into your hands. For this I apologize.

Soon after this I learned that there was an error in telling me that the hearing occurred prior to the time I handed the envelope to the inspector, so I wrote another letter to you which I either mailed or gave to a young lady whose name I believe was Gwen, who has an office within the Zoning Office next to Arnold Jablon's suite. That letter had the information in it but heavens know where it is.

The number of the case is 94-390-A and involves a set back of 26 feet instead of 30 feet. The signs on the property do not give a date for the hearing; however, they notify the reader that he can call a telephone number and request a hearing.

The building is a guest house next door to my property, the number being 6730 Charles Street Avenue, my number being 6736 Charles Street Avenue. The road involved is a 12 foot

MERCANTILE-SAFE DEPOSIT & TRUST COMPANY

Robert M. Law
Sergeant at Arms
6730 Charles Street
Towson, MD 21204

April 21, 1994

ZADM
111 W. Chesapeake Avenue
Towson, MD 21204

Re: Item 383 Administrative Variance
Mr. & Mrs. Gary Dewey
6730-6732 Charles St. Avenue

Gentlemen:

My name is Bob Law and my wife and I live at 803 Boyce Avenue, Towson, Maryland 21204. We are neighbors of the Deweys and our property borders their property on the north side. The purpose of this letter is to support their petition for an administrative variance on the property referenced above.

Please give me a call if you should have any questions on the matter.

Sincerely,

Robert M. Law
Robert M. Law

RML:lej

RECEIVED
APR 22 1994
ZADM

Two Hopkins Plaza / P.O. Box 2257 / Baltimore, Maryland 21203
Affiliate Mercantile Bankshares Corporation

6730 Charles Street Avenue
Towson, Maryland 21204
410/823-4109

April 8, 1994

Zoning Commissioner
Baltimore County
Towson, Maryland 21204

Ref: Item 383

Dear Sir or Madam:

This letter is a clarification of our request for an administrative variance.

We bought the property at 6730 Charles Street Avenue in August 1983 and just recently subdivided it into two lots, one containing the main house and pool and various outbuildings, and one containing the existing guest house. Our original intention was to tear down the guest house and build a new house, but after contacting several contractors and reaccessing the financial implication of destroying a perfectly good building, we have now decided to incorporate the guest house into the new house plan. It will be integral with the new house.

It is our intention to sell the main house this summer and build the new house with the proceeds from that sale. So you see we will be moving from one end of our property to the other end. We would like to receive a variance in order to keep the cost of this project down and to keep the integrity of the property.

We have the support of our neighbors and they are forwarding letters for the file. If you have any questions about this request, please call me at 823-4109.

Thank you.

Very truly yours,

Elizabeth C. Dewey
Elizabeth C. Dewey

cc: Ken Matz

RECEIVED
APR 13 1994
ZADM

6765 N Charles Street
Baltimore, MD 21204
April 11, 1994

ZADM
111 W. Chesapeake Avenue
Towson, MD 21204

Attn: Gwen Stephens
Ref. Item: #383

Dear Ms. Stephens,

Please insert this letter in the file of case #383. We have no problem with the plans of our neighbors, Gary and Elizabeth Dewey, to leave the guest house where it is and add on to the structure.

Sincerely,

Mr. & Mrs. Rutland B. Paal
Mr. & Mrs. Rutland B. Paal

RECEIVED
APR 13 1994
ZADM

1. PLAN ON WAY
1. EXP. C.R. ON WAY TO RESIDE AT MC QUINCY



Exist guest house. Auto located 10 ft.
In front of private road.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 25, 1994

Mr. and Mrs. Gary G. Dewey
6730 Charles Street Avenue
Towson, Maryland 21204

RE: Case No. 94-390-A, Item No. 383
Petitioners: Gary G. Dewey, et ux.
Petition for Administrative Variance

Dear Mr. and Mrs. Dewey:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., zoning commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 7, 1994, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1. The director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by zoning personnel.



Maryland Department of Transportation
State Highway Administration

O. James Lightmizer
Secretary
Hal Kassoff
Administrator

4-13-94

Re: Baltimore County
Item No. 94-390-A (112)

Ms. Charlotte Minton
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Minton:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small
DAVID N. KAPLAN, ACTING CHIEF
John Comestabile, Chief
Engineering Access Permits
Division

BS/

My telephone number is _____
Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 - Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street - Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration and
Development Management

DATE: April 22, 1994

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

SUBJECT: Petitions from Zoning Advisory Committee

94-390-A
PV 4/2

The Office of Planning and Zoning has no comments on the following petition(s):

- Item 374, 7736 South Cove Road
- Item 381, 2209 Headland Avenue
- Item 382, 6000 Hamilton Avenue
- Item 383, 6732 Charles Street Avenue
- Item 387, 1 Brigantine Court
- Item 389, 1044 Green Hill Farm Road
- Item 391, 10 Blueleaf Court
- Item 393, 100 Sunny Meadow Lane
- Item 394, 2608 Harwood Road

If there should be any further questions or if this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 887-3480.

Prepared by: *Jeffrey W. Long*

Division Chief: *Pat Keller*

PK/JL:pat

374NC.ZAC/PZONE/ZAC1

Baltimore County Government
Fire Department



700 East Joppa Road, Suite 901
Towson, MD 21286-5500

(410) 887-4500

RECEIVED
Zoning Commission
APR 29 1994

RE: Property Zoning
LOCATION: See Petition

Item No.: SEE PETITION

Comments:

For want of your request, the referenced property has been reviewed by this Bureau and the comments below are for the information of the petitioner. If the comments are not correct or if the petitioner wishes to be corrected or incorporated into the final plan, the petitioner should be contacted.

B. The Fire Department Bureau has reviewed the referenced property and has no comments. The following items have been reviewed: 374, 377, 381, 382, 383, 387, 389, and 394. *and 386. ppi*

RECEIVED
APR 28 1994
ZADM

REVIEWER: L. E. ROBERT E. SCHMIDT
FIRE DEPARTMENT OFFICE, PHONE 887-4881, MS-1100

cc: File

Printed on Recycled Paper

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

April 13, 1994

NOTICE OF CASE NUMBER ASSIGNMENT

TO: Gary G. Dewey and Elizabeth C. Dewey
6730 Charles Street Avenue
Towson, Maryland 21204

Re: CASE NUMBER: 94-390-A (Item 383)
6732 Charles Street Avenue
N/S Towson Towne Boulevard, 180' E of c/l Charles Street
9th Election District - 4th Councilmanic

Please be advised that your Petition for Administrative Zoning Variance has been assigned the above case number. Contact made with this office regarding the status of this case should reference the case number and be directed to 887-3353. This notice also serves as a refresher regarding the administrative process.

- 1) Your property will be posted on or before April 17, 1994. The closing date (May 5, 1994) is the deadline for a neighbor to file a formal request for a public hearing. After the closing date, the file will be reviewed by the Zoning or Deputy Zoning Commissioner. They may (a) grant the requested relief, (b) deny the requested relief, or (c) demand that the matter be set in for a public hearing. You will receive written notification as to whether or not your petition has been granted, denied, or will go to public hearing.

- 2) In cases requiring public hearing (whether due to a neighbor's formal request or by Order of the Commissioner), the property will be reported and notice of the hearing will appear in a Baltimore County newspaper. Charges related to the reporting and newspaper advertising are payable by the petitioner(s).

- 3) Please be advised that you must return the sign and post to this office. They may be returned after the closing date. Failure to return the sign and post will result in a \$60.00 charge.

PLEASE UNDERSTAND THAT ON THE DATE AFTER THE POSTING PERIOD, THE PROCESS IS NOT COMPLETE. THE FILE MUST GO THROUGH FINAL REVIEW. ORDERS ARE NOT AVAILABLE FOR DISTRIBUTION VIA PICK-UP. WHEN READY, THE ORDER WILL BE FORWARDED TO YOU VIA FIRST CLASS MAIL.

Arnold Jablon
Arnold Jablon
Director

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 113, Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

April 11, 1994

T. Bayard Williams, Jr., Esquire
6736 Charles Street Avenue
Towson, Maryland 21204

Dear Mr. Williams:

This is to acknowledge receipt of your letter dated April 6, 1994. Kindly note that Mr. Haines is no longer the Zoning Commissioner, in that I assumed this position in September of 1991.

I have reviewed your letter with reference to the property located at 6730 Charles Street Avenue owned by Gary and Elizabeth Dewey. Moreover, I have reviewed my docket and have been unable to locate any open case regarding that property. Have Mr. and Mrs. Dewey petitioned for zoning relief relative to their property? Is their property the subject of an active zoning violation case? In that your letter contains neither a case number, nor a hearing date, I am unable to track this matter and include your letter in whatever file has been opened regarding this property.

Kindly advise whatever specifics you are able to provide regarding this property and the nature of the zoning activity associated with it. Once furnished with this information, I will make certain that your letter is properly included within the file.

Thank you in advance for your anticipated cooperation.

Very truly yours,

Lawrence E. Schmidt
Lawrence E. Schmidt
Zoning Commissioner

LES:mmm

T. Bayard Williams, Jr.
6736 CHARLES ST. AVE. - TOWSON, MD 21204

April 6, 1994

Mr. J. Robert Haines
Baltimore County Zoning
Commissioner
401 Bosley Avenue
Towson, Maryland 21204

Dear Mr. Haines:

My property at the above address adjoins that of 6730 Charles Street Avenue which is the property of Gary and Elizabeth Dewey. A guest house is located on their property immediately across the driveway from my house. This guest house has been here for at least 60 years and is part of the natural and historic presence of our small enclave. The removal of it would be a change that we would not consider as desirable as the retaining of it.

Since we are the closest neighbors and would be the only residents affected in any way by the existence or non-existence of this structure we would hope that our opinion will help persuade the Commissioner to allow the guest house to remain.

Very truly yours,

T. Bayard Williams, Jr.
T. Bayard Williams, Jr.

NEWTON A. WILLIAMS
THOMAS J. RENNER
WILLIAM P. ENGLISH, JR.
STEPHEN J. NOLAN
ROBERT M. HANLEY, JR.
ROBERT M. GUSHANOW
STEPHEN M. SCHENNING
DOUGLAS L. BURGESS
ROBERT E. CANILL, JR.
E. BRUCE JONES
J. JOSEPH CURRAN, III
CHRISTINE A. MCHERRY

LAW OFFICES
NOLAN, PLUMHOFF & WILLIAMS
CHARTERED
SUITE 700, COURT TOWERS
210 WEST PENNSYLVANIA AVENUE
TOWSON, MARYLAND 21204-5340
(410) 823-7800
TELEFAX: (410) 296-2765

JAMES D. NOLAN
(RETIRED 1980)
J. EARLE PLUMHOFF
(1940-1988)
RALPH E. DEITZ
(1918-1990)
OF COUNSEL
T. BAYARD WILLIAMS, JR.
WRITER'S DIRECT DIAL
REF. 7854

April 8, 1994

Mr. Lawrence E. Schmidt
Commissioner
Zoning Department
Court House
Towson, Maryland 21204

Dear Mr. Schmidt:

Mrs. Williams and I reside at 6736 Charles Street Avenue. We have a common driveway with Mr. and Mrs. Gary Dewey who own several acres of ground, and they have decided to build a new house for themselves near the guesthouse.

This property was originally developed by some people who built houses around the stadium. It was later sold and transferred to the brother of Francis X. Buschman and became known incorrectly as his home.

We would like you to know that we are pleased with the plans of Mr. and Mrs. Dewey to retain the guesthouse as we feel it contributes to the historical interest of the property. In this case we would prefer the guesthouse to remain in accordance with the ideas of Mr. and Mrs. Dewey.

We hope that our feelings will help persuade you to allow the Deweys to keep the guesthouse.

Very truly yours,

T. Bayard Williams, Jr.
T. Bayard Williams, Jr.

TBW/vrs

